

MINUTES

BOARD OF SUPERVISORS WORKSHOP SESSION

**APRIL 12, 2006
5:00 P.M.**

The Silver Spring Township Board of Supervisors met in a workshop session on Wednesday, April 12, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Christopher Latta called the meeting to order at 5:00 p.m.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Mary Lou Pierce-McLain, Supervisor Jackie Eakin, and Supervisor Vince DiFilippo.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony Dawood, Township Engineer; Police Chief Walter Hughes; Mrs. Marie Daubert, Director of Parks and Recreation; Miss Shannon Spease, Assistant Director of Parks and Recreation; and Mrs. Sue Ellen Adams, Township Secretary/Treasurer.

Others present:

J. Funkhouser	L.Spenard
Joel Mitcher	James Strong
Dale Glenn	Mike Geduldig
Bryan Perry	Nudrat Qureshi
Farida Ahmad	Michele Baldwin
Azmat Ahmad	Bushra Khan
Mohammed T. Qureshi	Dave Strong

PUBLIC PARTICIPATION

A resident, Mr. Lionel Spenard, spoke concerning the condition of roadside berms on Sunset Drive, White Birch Lane, Marble Street, Pine Hill Avenue, and North and South Locust Lane. Mr. Bill Cook will ask the Road Superintendent and Township Engineer to inspect the roads. The Board asked that a report be provided by its April 26, 2006 meeting.

RECREATION ADVISORY COUNCIL

a. Stony Ridge Park Phase II Amenities

Mrs. Marie Daubert reviewed the Stony Ridge Park Phase II Amenities purchasing plan with the Board.

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the Stony Ridge Park Phase II

amenities purchasing plan as outlined in Mrs. Daubert's April 7, 2006 memo to the Board.

The motion carried.

b. Stony Ridge Temporary Storage Shed

On a Pierce-McLain/Eakin motion, the Board of Supervisors authorized the installation of a temporary storage shed on the existing parking lot at Stony Ridge Park for HMMS equipment storage, conditioned on approval of final placement by Jeff Seifert, removal of the shed at Township's discretion and that no costs will be incurred by Silver Spring Township. HMMS must also participate in fund raising for permanent storage building.

The motion carried.

c. Silver Spring Youth Baseball Association – Decision on Presentation

The Board reviewed the Silver Spring Youth Baseball Association's proposal from January 25, 2006. The staff will prepare a draft response for Board consideration prior to forwarding to the Silver Spring Youth Baseball Association. The proposal will be reviewed by Mr. Steve Stine, Esq. following these initial discussions.

d. Willow Mill Park – Condoguinet Creek Clean Up

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the Willow Mill Park Condoguinet Creek clean up joint project with Condoguinet Creek Watershed Association to be held on July 22, 2006, with a rain date of July 29, 2006, to include the use of Township manpower and equipment for the joint project.

The motion carried.

APPROVAL OF MINTUES
MARCH 8, 2006
MARCH 22, 2006

On a LeBlanc/Eakin motion, the Board of Supervisors approved the minutes from the meetings held March 8, 2006 and March 22, 2006.

The motion carried.

HODGES MOBILE HOME PARK –
MIKE GEDULDIG PROPOSAL

Mr. Mike Geduldig discussed the Hodges Mobile Home Park project with the Board of Supervisors.

Following discussion regarding the discharge line rate, it was agreed that Township staff would meet on the site with Mr. Geduldig to consider options.

PENNSYLVANIA AMERICAN
WATER- TEMPORARY
CONSTRUCTION EASEMENT
AGREEMENT

Mr. Joel Mitcher, representing Pennsylvania American Water, discussed the Pennsylvania American Water Temporary Construction Easement Agreement with the Board of Supervisors.

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the Pennsylvania American Water Temporary Construction Easement Agreement to allow the temporary use of a portion of the Township property, along the Carlisle Pike, for a temporary water line installation. This agreement was approved conditioned on the Township Solicitor's comments and Pennsylvania American's willingness to pay for the Township's attorney review fee.

The motion carried.

HAMLET SQUARE 2005-25P

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the Hamlet Square preliminary subdivision plan, 2005-25P, with the following waivers and conditions:

WAIVERS:

1. [SWMO:402.06] – Storm Water Basins
The applicant is granted relief from the requirement to provide a two (2%) percent bottom slope or a one (1%) percent bottom slope with a lined low-flow concrete channel for all stormwater basins. This relief is approved on the basis that the applicant proposes dewatering of the basin with a sand

filter system comprised of a perforated pipe under drain system.

2. [SLDO:402.05.6c) H.] – Traffic Impact Report
The applicant is granted relief from the requirement to provide a second egress lane for Bentzel Drive and a traffic signal for the Hogestown Road/Bentzel Drive intersection. The request is approved because the only measures that would mitigate the LOS drop at the intersection (additional lanes and/or traffic signal) are not acceptable to PaDOT due to other safety considerations. The developer has indicated a willingness to sponsor/fund other measures to help mitigate the potential safety concerns identified by the EMC.

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE of 2003 (SLDO):

1. 185 Woods Partners agrees to assume the costs associated with Silver Spring Township designating Bentzel Drive as a One-Way Road, including:
 - a. if required, all costs necessary and normal to the adoption of a Township ordinance, including legal and advertising fees;
 - b. efforts to coordinate the concerns of the affected residents of Bentzel Drive; and
 - c. all costs related to the procurement and installation of appropriate signage.
The conversion of Bentzel Drive to a one-way road must be completed prior to the issuance of the first home occupancy's permit.
2. [SLDO:303.03] – An adequacy letter from the Cumberland County Conservation District is required prior to recording the final plan.

3. [SLDO:402.05.2] – A Sewer Facilities Plan Revision (planning module or exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
4. [SLDO:402.06.2] – Prior to recording, all original seals, signatures, and notarizations must be provided.
5. [SLDO:402.06.3] – Declaration must be recorded prior to recording the final plan.
6. [SLDO:402.07] – All applicable fees shall be paid prior to final plan approval.
7. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service.
8. [SLDO:609] – An approved Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.

STORM WATER MANAGEMENT ORDINANCE of 2003 (SWMO):

9. [SWMO:402.19] – With a note similar to that provided on sheet 8 of 19, indicate that the Storm Water Management System is contingent upon the abandonment of the existing SSTA facility at the terminus of Holly Lane. Also, documentation of the SSTA's intentions regarding the facility shall be provided prior to recording the final plan.

GENERAL COMMENTS:

10. A recreation fee of \$1,300.00 per lot must be paid each time a building permit is obtained. A note must be placed on the plan advising of this obligation.

11. 185 Woods Partners agrees to pay a rate of \$200 per dwelling unit, which equates to a lump-sum payment of \$15,000 to the Township at the time of Final Land Development Plan recordation. This donation may be used for road improvements by the Township at its discretion.
12. 185 Woods Partners agrees to pay a lump-sum payment of \$20,000 to the Township at the time of Final Land Development Plan recordation. This represents a frontage fee (calculated by the Township Engineer) of \$100 per foot and will be used for future roadway improvements to Woods Drive.

The motion carried.

ZONING ORDINANCE TEXT CHANGE
REQUEST – JAMES STRONG LETTER
OF MARCH 9, 2006

The Board discussed Mr. James Strong's letter, on behalf of his clients the Qureshi's, regarding the proposed Zoning Ordinance Text Amendment request to allow for churches in the Residential Estate zone. It was noted that Mr. Qureshi will need to make application and pay the fees associated for the Zoning Ordinance text change amendment request.

APPALACHIAN HARLEY DAVIDSON –
ROAD CLOSURE REQUEST

Mr. Bryan Perry, from Appalachian Harley Davidson, requested a road closure for their grand opening to be held the end of April.

On a LeBlanc/DiFilippo motion, the Board of Supervisors approved the Appalachian Harley Davidson road closure request for a portion of Commerce Drive conditioned on the following:

1. Appalachian Harley-Davidson is to provide written notice to the Hershey Warehouse and PP&L of the closure.
2. All necessary PennDOT approvals must be obtained prior.

3. Any liter from the activity is to be removed by Appalachian Harley-Davidson

The motion carried.

EVERGREEN PHASE 3C 2004-19F-
BOND REDUCTION

On an Eakin/LeBlanc motion, the Board of Supervisors reduced the Letter of Credit to \$68,411 for the Evergreen Phase 3C final subdivision plan, 2004-19F, construction bond.

The motion carried.

BELLA VISTA 2004-11P –
BOND REDUCTION

On an Eakin/LeBlanc motion, the Board of Supervisors reduced the Letter of Credit to \$322,470 for the Bella Vista preliminary subdivision plan, 2004-11P, construction bond.

The motion carried.

BELLA VISTA 2004-11P –
TRANSFER BONDING FROM TRIPLE
CROWN CORPORATION TO
K. HOVANAIAI

On a LeBlanc/Eakin motion, the Board of Supervisors authorized the transfer of the bonding for the Bella Vista preliminary subdivision plan, 2004-11P, construction bond from Triple Crown Corp. to K. Hovnanian Homes.

The motion carried.

MILLERS GAP ROAD DRAINAGE
UPDATE AND RECOMMENDATIONS

On a LeBlanc/Eakin motion, the Board of Supervisors authorized proceeding with the recommendations presented for the Miller Gaps Road drainage area as outlined in Mr. Bony Dawood's April 7, 2006 memo.

The motion carried.

BARE ROAD – 3-WAY STOP SIGN
TRAFFIC STUDY

It was reported that Traditions of America agreed to add the intersection of Bare Road with Cromwell Court and Briargate Road studies to their traffic study to review the 3-way stop sign request.

DEWALT DRIVE – SPEED REDUCTION
REQUEST

The Board of Supervisors authorized the Township Engineer to review the speed reduction request for Dewalt Drive.

HEATING/AIR CONDITIONING
EQUIPMENT PREVENTIVE
MAINTENANCE PROGRAM –
CONTRACTOR SELECTION

On an Eakin/LeBlanc motion, the Board of Supervisors awarded a one (1) year contract (with possibly a 2 year extension) for HVAC maintenance to Herre Brothers at the rates provided in Herre Brothers' March 29, 2006 proposal contingent on review of the contract by the Township Solicitor.

The motion carried.

On a DiFilippo/Eakin motion, the Board rejected the duct cleaning proposals for the administration building and postponed the work until next year.

The motion carried.

CITY OF HARRISBURG JOINT
PURCHASING CONTRACT –
RESOLUTION 2006-9

On a LeBlanc/Eakin motion, the Board of Supervisors adopted Resolution 2006-9, permitting the Township to purchase automotive vehicles and contractor's equipment through the Harrisburg City bid list for the year 2006.

The motion carried.

POLICE CAR PURCHASE

On a LeBlanc/DiFilippo motion, the Board of Supervisors authorized the purchase of a 2006 Ford Crown Victoria from Warnock Fleet through the South Hill Area COG in the amount of \$28,489.97

The motion carried.

POLICE OFFICER VACANCY

On a DiFilippo/LeBlanc motion the Board of Supervisors authorized advertisement of the job opening for a Police Officer.

The motion carried.

PLANNING & ZONING/EMC VEHICLE

On an Eakin/LeBlanc motion the Board authorized the staff to obtain prices for a Planning & Zoning/EMC Department vehicle from both the State L3P and the Harrisburg City PACC purchasing programs.

The motion carried.

M/A-COM, INC – EMERGENCY
SERVICES 800 MHZ RADIO PAYMENT
AUTHORIZATION

On a LeBlanc/DiFilippo motion the Board authorized payment from the 800 MHZ Fund to M/A Com, Inc. for the 800 MHZ radios for the Emergency Management Coordinator in the amount of \$9,557.00, for New Kingstown Fire Company in the amount of \$89,429.00, for Silver Spring Community Fire Company in the amount of \$113,284.00 and retaining \$37,252.50 of the proposal balance.

The motion carried.

2001 & 2004 GENERAL OBLIGATION
BOND WIRES

On an Eakin/LeBlanc motion, the Board of Supervisors authorized the wires to M & T Investment Group for the 2001 General Obligation Bond in the amount of \$504,523.75 and for the 2004 General Obligation Bond

in the amount of \$320,092.50 for the May 1, 2006 payments.

The motion carried.

LIAISON/PRIORITY REPORTS

Supervisor Eakin had no Planning Commission report.

On a DiFilippo/LeBlanc motion, the Board made a motion to reappoint Supervisor Eakin to continue serving on the Cumberland County Municipal Advisory Service with Supervisor LeBlanc as alternate.

The motion carried.

Supervisor LeBlanc reported that Recreation Advisory Council has concern on the lack of a walkway easement between Point Vista and Country Club Estates. Also Charter Homes continues to modify plans for 33 acre addition to Paul Walters Memorial Park.

Supervisor DiFilippo reported that the Business Advisory Council met on March 21, 2006. Gary Lawrence may be interested in being a member. Supervisor LeBlanc also suggested Bryan Perry be contacted about serving on the Committee.

Supervisor DiFilippo reported that Engineers from Dawood Associates donated time to give general information on Ordinance preparation. At the next meeting, John Murphy from Alpha Engineering has agreed to give his thoughts regarding land preservation.

Mr. William Cook reported on the Zoning Hearing Board's recent 3 applications. The AC Moore sign was approved with certain conditions. The setbacks at 11 York Circle and for 305 Hogestown Road were approved. Also, Mr. William Dunn has resigned and a vacancy now exists on the Zoning Hearing Board.

MANAGER'S REPORT

Mr. William Cook gave the following Manager's Report:

Annual street sweeping will begin the week of April 17, 2006.

Remedial work will begin tomorrow on a sinkhole on Texaco Road responsibility for the sinkhole will be determined later.

Preemption devices have been installed by Telco except 2 intersections on Route 114 at Sporting Green Drive and at Bent Creek Boulevard.

Mr. Kelly Kelch reported Silver Spring Square preemption device is being funded by Federal fund and is requesting proprietary equipment funding request to PennDOT to allow for release of funding on Rt. 11 and (Silver Spring Road) Lambs Gap Road realignment.

On a LeBlanc/Eakin motion, the Board of Supervisors made a motion to approve this request.

The motion carried.

EXECUTIVE SESSION – LITIGATION ISSUE

The Board went into executive session to discuss a litigation issue at 7:16 pm and returned at 7:41 pm.

OTHER PERTINENT BUSINESS

On a LeBlanc/Eakin motion, the Board of Supervisors approved the engagement of Attorney Cheryl L. Kovalry of Lavery, Faherty, Young & Patterson, PC for the Letterman litigation and accepted Larry Hirsh's March 14, 2006 proposal for consulting services in this matter.

The motion carried.

Supervisor DiFilippo asked for an update on our website. Mr. Cook stated that staff provided information to First Generation Video and that a meeting was held with the Recreation Department to go over their portion of the site. Mr. Cook will check with First Generation to get a date when the website will be completed.

Supervisor DiFilippo asked for comments on the rezoning request on the Kieffer/Hoffman property. It was agreed that this item will be put on the April 26, 2006 agenda and the applicant will be notified.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 7:58 p.m. on an Eakin/DiFilippo motion.

The motion carried.

Recorder: _____
Sue Ellen Adams

APPROVED: _____
Chairman

Secretary